

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6a

DECISION

**TOPIC Cayler Prairie, Dickinson County--Iowa Natural Heritage
Foundation**

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located 3 miles west of Wahpeton adjacent to 170th Avenue. The 63.79-acre tract is offered for the appraised price of \$58,000 with the understanding that the tract will be encumbered by a Wetland Reserve Program easement. [The Natural Resource Conservation Service will acquire the WRP easement from the Iowa Natural Heritage Foundation for \$149,000.] Sellers have stipulated as a condition of sale that they retain the 2007 agricultural rights.

Steven K. Schmidt, Licensed Appraiser of Schmidt Appraisal Services, Spirit Lake, Iowa, submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The subject tract has 60.86 acres that will be encumbered by a WRP easement; and 2.93 acres of road right-of-way. After restoration the tract will contain 46 acres of native prairie (restored), and 16 acres of restored wetlands that will provide watershed protection and water quality benefits for the Little Sioux River. There are no buildings. The tract will enhance management of the prairie/wetland complex since it is adjacent to state and federal land on three sides. The average CSR is not applicable since the majority of the tract is enrolled in the WRP.

Funding for this acquisition will be provided by NAWCA - Southern Tallgrass Prairie (see Capital Link #18). Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6b

DECISION

TOPIC Dewey's Pasture WMA, Palo Alto County -- Craig and Karen Thu

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located 5 miles north of Ruthven adjacent to Dewey's Pasture. Together, the 80-acre tract and 40-acre tracts are offered for the appraised price of \$114,000. The land will be encumbered by a Wetland Reserve Program easement.

Sharon L. Chism, Licensed Appraiser of Hertz Appraisal Services, Nevada, Iowa, submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The subject tract has 112.9 acres of cropland that will be encumbered by a WRP easement in 2007; 4.1 acres of non-tillable land; and 3 acres of road right-of-way. After restoration the tracts will contain 86 acres of native prairie and 27 acres of wetlands. There are no buildings. The tract will provide excellent habitat for nesting waterfowl and upland wildlife. The average CSR is 64.

Funding for this acquisition will be provided by NAWCA-Prairie Lakes Wetland Initiative I (see Capital Link #16). Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6c

DECISION

**TOPIC Volga River Recreation Area, Fayette Co. -- Randy Petersburg,
Linda Carstens and Hickory Holdings, L.L.C.**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Fayette County, adjacent to the north side of the Volga River Recreation Area. The 219-acre parcel is offered by; Randy Petersburg, Linda Carstens and Hickory Holdings, L.L.C. for the appraised price of \$590,000. The sellers reserve the final year remaining on the CRP contract expiring in September 2008. The sellers also retain compensation for an existing timber contract. These trees (72 walnut trees) will be removed on or prior to February 15, 2008. These trees were marked and scaled by District Forester Greg Heidebrinck and a forestry management plan is in place. The trees were marked prior to and considered in the appraisal.

John Stortz, Licensed Appraiser of Cedar Falls, Iowa, submitted the appraisal. Travis Baker negotiated the purchase agreement.

The property is located approximately three miles south of West Union. There are two springs on the property which feed Volga Lake. Protecting these spring fed creeks is vital to water quality. The property is a mix of tillable (CRP) and non-tillable land. The topography ranges from moderate to very steep sloping. The estimated Corn Suitability Rating (CSR) for the entire property is 30.

This acquisition will become part of the 5,600-acre Volga River Recreation Area and will be managed by the Conservation and Recreation Division in accord with the area management plan.

Funding for the acquisition is as follows: \$360,000 REAP Open Spaces, \$180,000 Federal Sport Fish Restoration, \$50,000 Wildlife Habitat Stamp (see Capital Link #2, #62). This property will remain on the Fayette County property tax rolls. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

Iowa Department of Natural Resources
Natural Resource Commission

ITEM

6d

DECISION

TOPIC **Land Divestiture, Tama County -- Vincent Barloon**

The Natural Resource Commission's approval is requested to accept the divestiture of a recently re-discovered .25 acre parcel of land in rural Tama County from Vincent Barloon. This is a corrective action. The .25 acre parcel was intended to have been included in a 1981 land trade that involved abandoned railroad right of way and land that is now part of the Salt Creek WMA.

Dan Kinsinger is negotiating the corrective action.

The 1981 land trade included abandoned railroad right of way that is adjacent to the .25 acre parcel. The then Iowa Conservation Commission approved the trade that ultimately provided land that is now part of the Sale Creek WMA. At that time this .25 acre parcel was inadvertently overlooked. The .25 acre parcel is currently part of Barloon's yard and is several miles from the closest DNR land. The .25 acre parcel is not included in or subject to any type of wildlife management plan.

No survey, lien and title search or abstract costs are anticipated. Barloon has agreed to pay recording fees with other incidental closing costs assumed to be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6e

DECISION

**TOPIC Driftless Area National Wildlife Refuge, Clayton County -- The
Nature Conservancy**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Clayton County, adjacent to the U.S. Fish and Wildlife Service's (USFWS) Driftless Area. The 167-acre parcel is offered by the Nature Conservancy for \$320,987. The appraised value is \$443,000.

John Stortz, Licensed Appraiser of Cedar Falls, Iowa, submitted the appraisal. Travis Baker negotiated the purchase agreement.

The property is located approximately four miles north and east of Edgewood. The property is bordered by Pine Creek on the east. The property is a mix of tillable and non-tillable land. The topography ranges from moderate to very steep sloping. The estimated Corn Suitability Rating (CSR) for the entire property is 33.4.

This acquisition will protect populations of the threatened Northern monkshood, the endangered Iowa Pleistocene snail and the rare biological community that these species require. The property will be restored to hardwood forest to provide buffer areas to the endangered species habitat. The USFWS will manage, through a management agreement, the area as part of the refuge.

Funding for the acquisition will be Section 6 – Federal Endangered Species. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6f

DECISION

**TOPIC Honey Creek Resort State Park, Appanoose County – Maurice and
 Helen Sinclair**

The Natural Resource Commission's approval is requested to purchase a sewer line easement in Appanoose County. The sewer line is part of the larger sewer line corridor that stretches from the planned new facilities, at Destination State Park, to a DNR owned wastewater treatment site. Maurice and Helen Sinclair offer the 2,640' x 65' easement for \$8,000.

Travis Baker negotiated the purchase agreement.

This property is located in north central Appanoose County, Iowa. The small town of Iconium is located one-quarter of a mile to the west. The proposed sewer line would consist of the north 65' of the Sinclair property directly south county highway J-18. The acquisition of this easement will complete the sewer line corridor necessary for park operations.

State of Iowa appropriated Destination State Park funding (see Capital Link #82) will be used for this acquisition. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6g

DECISION

TOPIC

Stephens State Forest, Monroe County -- Gene Fisher

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Monroe County adjacent north and west of state-owned and managed Stephens State Forest. Gene Fisher offers this 80-acre tract for the appraised price of \$144,000.

Robert Johnston, Licensed Appraiser of Ames, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located about 25 miles northwest of Albia in northwestern Monroe County. The upland tract reflects moderately sloping to steep topography. The property consists of 52 acres of terraced hayland which was formerly strip mined for coal, and 28 acres of forested land. North Cedar Creek bisects the northwest portion of the tract. There are no building improvements. A county road provides access to the northeast corner of the property. Access is also gained through adjoining state land.

This acquisition will adjoin the north and west end of the Iowa Coal Mining Company acquisition (August 10, 2006 NRC approval), and will enhance public recreation and access to the unit. The Forestry Bureau will manage the property in accord with the area management plan.

Funding for this acquisition will be provided by 100% REAP Open Spaces (see Capital Link #62). No survey or fencing costs is anticipated. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

Iowa Department of Natural Resources
Natural Resource Commission

ITEM

6h

DECISION

TOPIC **Ringgold WMA, Ringgold County -- The Nature Conservancy**

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located in Ringgold County. This 190.85-acre tract is offered by The Nature Conservancy for \$206,000. The land is appraised for \$230,000.

Gary Thien, Licensed Appraiser of Thien Farm Management, Inc., Council Bluffs, Iowa, submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The property is located approximately five miles east and 6½ miles south of Mount Ayr. The tract is accessible from County Road J55 on the north, and 280th Avenue bisects the property. The property consists of 85.2 acres of cropland used for grass production; 84.6 acres of permanent pasture; 14.4 acres of non-productive land; and 6 acres of road right-of-way. There are no buildings. The average CSR is 36-37.

Acquisition of this parcel will continue the development of prairie remnants and grassland management. The property has a large potential for the re-emergence of prairie remnants. The property will be managed by the Wildlife Bureau. No fencing or surveying costs are anticipated.

Acquisition funding will be 90% from REAP Non-Game Programs and 10% from Wildlife Habitat Stamp (see Capital Link #2, #78). The property will remain on the property tax roll. Incidental closing costs are the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

Iowa Department of Natural Resources
Natural Resource Commission

ITEM

6i

DECISION

TOPIC **Ringgold County WMA, Ringgold County -- The Nature Conservancy**

The Natural Resource Commission is requested to approve the acquisition of a tract of land located in Ringgold County. This 124.12-acre tract is offered by The Nature Conservancy for the appraised price of \$150,000.

Gary Thien, Licensed Appraiser of Thien Farm Management, Inc., Council Bluffs, Iowa, submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The property is located approximately five miles east and nine miles south of Mount Ayr. The tract is accessible from 320th Street on the south, and 280th Avenue on the west. The property consists of 47.3 acres of tillable land currently enrolled in the Conservation Reserve Program; 71.2 acres of permanent pasture; 2.6 acres of building site; and 3 acres of road right-of-way. [There is one CRP contract with 30.2 acres that expires in September 2007, and another contract with 17.1 acres that expires September 2008.] The building site is in the southeast corner of the property. It's occupied by an abandoned dwelling in poor condition, and an old livestock barn near collapse. The average CSR is 35.

The tract is considered a high quality remnant prairie by Dr. Rosburg; former Wildlife Management Biologist, Mel Moe; and TNC. The property will managed by the Wildlife Bureau. No fencing or surveying costs are anticipated.

Acquisition funding will be 50% from the federal State Wildlife Grant and 50% from REAP Non-Game Programs (see Capital Link #78). The property will remain on the property tax roll. Incidental closing costs are the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6j

DECISION

**TOPIC Keg Creek WMA, Mills County -- Iowa Natural Heritage
Foundation**

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located 5 miles southwest of Glenwood on the east side of Interstate 29, and 2½ to 3 miles east of the Missouri River. The 827-acre tract is offered for a minimum of \$640,000 to a maximum of \$715,950. The land was appraised for \$715,950 after being encumbered by a Wetland Reserve Program easement. The selling price is stipulated as a range which is dependent on the appraised value at the upper end, and seller's cost at the lower end. The cost will depend on the number of days the seller holds the tract before closing.

Donald P. Kearn, Licensed Appraiser of Smith Land Service Co., Atlantic, Iowa, submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The subject tract has 795.5 acres of recreational land encumbered by a WRP easement, and 31.5 acres of road right-of-way and waste. Restoration of the tract has provided 535 acres of native prairie planting, and 250 acres of wetland. The tract will provide habitat for nesting waterfowl, and upland wildlife. The average CSR is not applicable since the majority of the tract is enrolled in the WRP.

Funding for this acquisition will be provided by the sale of land on the West-side of the Missouri River at Little Sioux Bend and Sandy Point Bend (\$449,690) and from Missouri River NAWCA (\$190,310 - \$266,260) (see Capital Link #15). Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6k

DECISION

**TOPIC Marlowe Ray Wildlife Management Area, Guthrie County -- INHF
(Mitchell)**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Guthrie County. The property is located adjacent to the north of the DNR owned Marlowe Ray Wildlife Management Area. The INHF offers the 30-acre parcel for \$55,793.50. The appraised value is \$82,153.50.

Steve Kroger, Licensed Appraiser of Menlo, Iowa, submitted the appraisal. Dan Kinsinger negotiated the purchase agreement.

This property is located in east central Guthrie County, Iowa. The town of Panora is located approximately five miles northwest of the property. The Middle Raccoon River is only a short distance from the south property line. The property consists of approximately 25 acres of timber and 5 acres of tillable land. The overall Corn Suitability Rating (CSR) is 18.5.

The Guthrie County Conservation Board will manage the 30 acres under state ownership. The Wildlife Bureau will be preparing the management agreement with Guthrie CCB.

Funding for this acquisition will be provided by REAP Private/Public Funds. This property will remain on the Guthrie County property tax rolls. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

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DECISION

TOPIC

**Loess Hills State Forest – Pisgah Unit, Harrison County -- Barry and
Michele Christensen**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Harrison County adjacent north and west of the Loess Hills State Forest. Barry and Michele Christensen offer this 5-acre tract for the appraised price of \$95,000.

Marilyn Boustead, Licensed Appraiser of Woodbine, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located on the east side of Pisgah adjacent north and west of the Pisgah Unit of the Loess Hills State Forest. The tract is nearly level and irregular in shape. The tract contains a dwelling, a large steel implement storage building measuring 3,600 square feet, and other farm service buildings. Jaguar Avenue serves as access and the northwesterly boundary.

This acquisition will provide important public access to the adjacent state owned-land, and allow for storage of machinery and equipment used to operate and maintain the Loess Hills State Forest area.

Funding for this acquisition funding will be provided by 100% REAP Open Spaces (see Capital Link #62). No survey or fencing costs is anticipated. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6m

DECISION

**TOPIC Table Marsh Wildlife Management Area, Woodbury County -- Iowa
Natural Heritage Foundation**

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located 20 miles southeast of Sioux City in Woodbury County. This 120-acre parcel was appraised at \$84,000 and is offered by the Iowa Natural Heritage Foundation for \$32,000. The NRCS acquired a WRP easement from the Iowa Natural Heritage Foundation in 2006 (37.23 acres), and from the Waller Trust in 1998 (79.93 acres).

Neil E. Helvig, Licensed Appraiser of Helvig Agricultural Service So., Sioux City, Iowa, submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The subject property is located two miles east and one mile north of Hornick, Iowa. The subject tract contains 117.16 acre of cropland encumbered by a WRPE, and 2.84 acres of road right-of-way and waste. There are no buildings. The Wildlife Bureau will manage the land in compliance with the Wetland Reserve Program easement specifications.

Funding for this acquisition will be provided by Missouri River NAWCA through Ducks Unlimited (see Capital Link #15). Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
August 9, 2007